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EXP. 10/31/84United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in How to Complete National Register Forms

Type all entries—complete applicable sections

K1 238

1. Name

historic Hoge Building

and/or common

2. Location

street & number 705 Second Avenue not for publication

city, town Seattle vicinity of ~~Congressional district~~

state Washington code 053 county King code 033

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Hoge Sullivan, James D. Rolfe

street & number 3400 Rainier Bank Tower

city, town Seattle vicinity of state Washington

5. Location of Legal Description

courthouse, registry of deeds, etc. King County Administration Building

street & number 4th & James

city, town Seattle state Washington 98104

6. Representation in Existing Surveys

title Seattle Inventory of Historic Places has this property been determined eligible? ☐ yes ☒ nodate 1979 ☐ federal ☐ state ☐ county ☒ local

depository for survey records Seattle Office of Urban Conservation

city, town Seattle state Washington 98104

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Hoge Building was built in 1911 at the northwest corner of Second Avenue and Cherry Street in downtown Seattle. Its 18 stories of tan brick and terra cotta are placed over a steel structural frame, and its height makes it one of Seattle's earliest skyscrapers. Architecturally, its external treatment is akin to the Second Renaissance Revival although elements of its decoration and expression are more properly related to Beaux-Arts classicism as reflected in the nature of its ornament and organization as a base, shaft, and crown.

The base consists of three stories delineated for two levels by terra cotta Corinthian pilasters, capped by a third story incorporating richly detailed cartouches compositionally subordinated into an intermediate but more elaborate water table or cornice element. This is topped by ten repetitive floors forming the shaft. The crown consists of a single floor between cornice bands, surmounted by two additional and uninterrupted floors topped by cartouches, modillions and ornamental bracketry, an "attic" story and finally more bracketry and a dentilled projecting cornice richly decorated with lion heads. The three story base and entire crown of four storys are sheathed and ornamented in terra cotta. The intervening ten stories are sheathed in tan brick. The west (alley) facade and north facade are not ornamented, which was typical of earlier skyscrapers located on partial blocks, where it was anticipated that other tall structures would be located nearby. The main entrance to the building itself is handsomely executed in the neo classic, Beaux-Arts manner, with broken pediment, dentils, bracketry and other enriching elements. This entrance has remained unchanged through the years. Alterations in the building are few, and the most noticeable is the entry just south of the main entrance. It has been modernized with panels of polished stone, but the effect is limited. A secondary entry on Cherry Street has also been somewhat modified but again the impact is slight.

The origin of the Hoge Building design is uncertain, but it bears similarities to the earlier Frye Hotel (1908) by the same architects. The eleven story Frye Hotel was in turn inspired by a Kansas City skyscraper designed by the nationally known firm of McKim, Mead, and White.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1911 Builder/Architect Bebb & Mendel

Statement of Significance (In one paragraph)

The Hoge Building is significant as an example of architectural and building growth in Seattle made possible through the technical innovation of steel frame construction and the continuing investment in the community by prominent individuals and partnerships.

The Hoge Building is located on the northwest corner of Second Avenue and Cherry Street in Seattle's downtown. It occupies the former site of the Carson D. Boren cabin, reputedly the first white man's house in what was to become Seattle. In 1889, James D. Hoge built his first building on the site in which he located the Seattle Post-Intelligencer. In 1903 he formed the Union Savings and Trust Bank and it occupied the ground floor of the present Hoge Building at its completion in 1911. The Union Savings and Trust Bank eventually merged with other banks to become the Seattle First National Bank of today.

The Hoge Building is Seattle's second skyscraper; the first was the 14 story Alaska Building (Pioneer Square Historic District, National Register, 1970), located opposite the Hoge Building on the southeast corner of the intersection. For a brief three year period, the Hoge Building could claim that its 18 stories made it the tallest building in Seattle, a claim that was surrendered when it was surpassed by the Smith Tower.

There was a clear relationship between the origins of the Hoge Building and the Smith Tower in that the properties were owned by friendly adversaries, John Hoge and L.C. Smith. Each was anxious to outdo the other, and in their conversations, they had discussed that 14 stories was about the proper height. However, Smith was influenced by his son who was impressed with the substantial heights of New York skyscrapers, and recommended that he put up a building of 21 stories with a 21 story tower above it. L.C. committed himself to the 42 story building, but John Hoge got underway before him. Construction began on the Hoge Building in March, 1911, and the steel frame went up with amazing rapidity, all 18 stories being in place in 30 days. In this form, it constituted the tallest structure in the city, but was soon to be surpassed by the landmark Smith Tower.

Like its predecessor Alaska Building, the Hoge Building employed a structural steel frame with a brick and terra cotta sheathing, and represented a movement away from the earlier heavy masonry "gravity wall" construction of the 1890's and 1900's. Reportedly, the building was put up with special concern for seismic events, and the architects incorporated into their design the results of studies of structures in the 1906 San Francisco earthquake.

The firm of Bebb and Mendel designed the building. Charles H. Bebb and Louis Leonard Mendel were associated in partnership from about 1890 to 1912, and the firm is credited with several fine residences and commercial buildings. Among these were the Stimson-Griffiths House and the Seattle First Church of Christ Scientist; Bebb and Mendel also

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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Continuation sheet

Item number

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received gold and silver medals for their Washington State, Good Roads, and King County Buildings at the 1909 Alaska-Yukon-Pacific Exposition. Of the two, Charles Bebb was the best known. He was born in England and educated at Kings College in London and the University of Lausanne in Switzerland. He arrived in the United States in 1880 and settled in Chacago where he joined the prominent firm of Adler and Sullivan; he established residence in Seattle in 1890. He helped organize the local chapter of the AIA and was the first Washington architect to be elected a Fellow of that organization. From 1911 until his death in 1942, Bebb served as the Supervising Architect of the State Capitol Group in Olympia. In 1912 he began a long and successful partnership with Carl F. Gould, and it is the work of this firm that probably won for Bebb his greatest recognition. Bebb and Gould were appointed the architects of the campus plan for the University of Washington, and together they designed some 20 major buildings for the institution as well as many other important commissions in Seattle.

9. Major Bibliographical References

Bagley, Clarence, History of Seattle, Vol. II, Chicago: S.J. Clarke Publishing Co., 1916
Layman, Earl D., The Sights of Seattle Downtown, Seattle: Madronna Publishers, 1981
Sale, Roger, Seattle Past to Present, Seattle: University of Washington Press, 1976

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Seattle South

Quadrangle scale 1:24,000

UMT References

A

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Zone Easting Northing

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Zone Easting Northing

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Verbal boundary description and justification

Lot 7, Block 5, Boren & Denny's Addition

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state n/a code county code

11. Form Prepared By

name/title Based on information supplied by the Office of Urban Conservation

organization date February 1983

street & number 400 Yesler Building telephone (206) 625-4501

city or town Seattle state Washington 98104

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national X state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title date

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

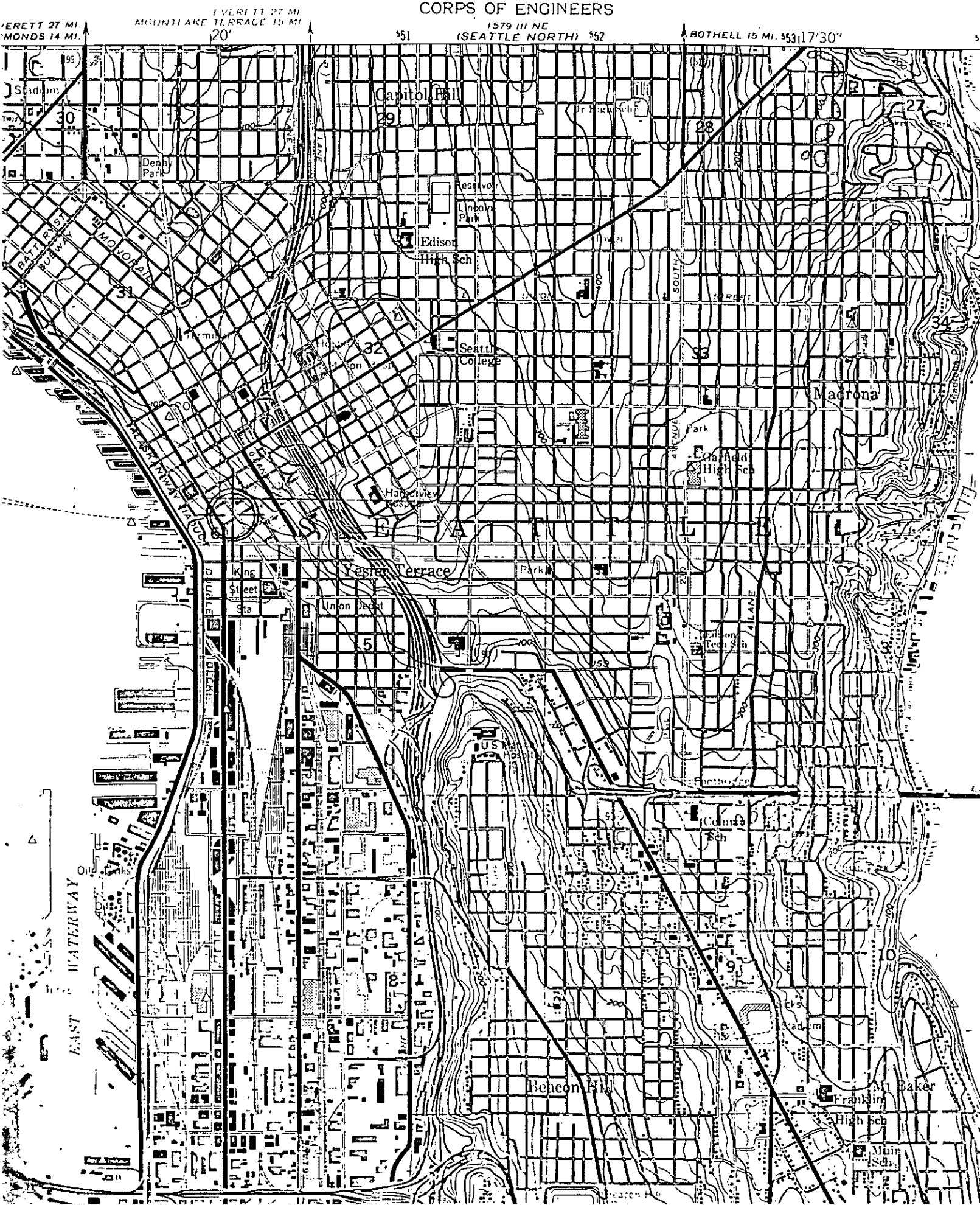
Attest

date

Chief of Registration

UNITED STATES
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS

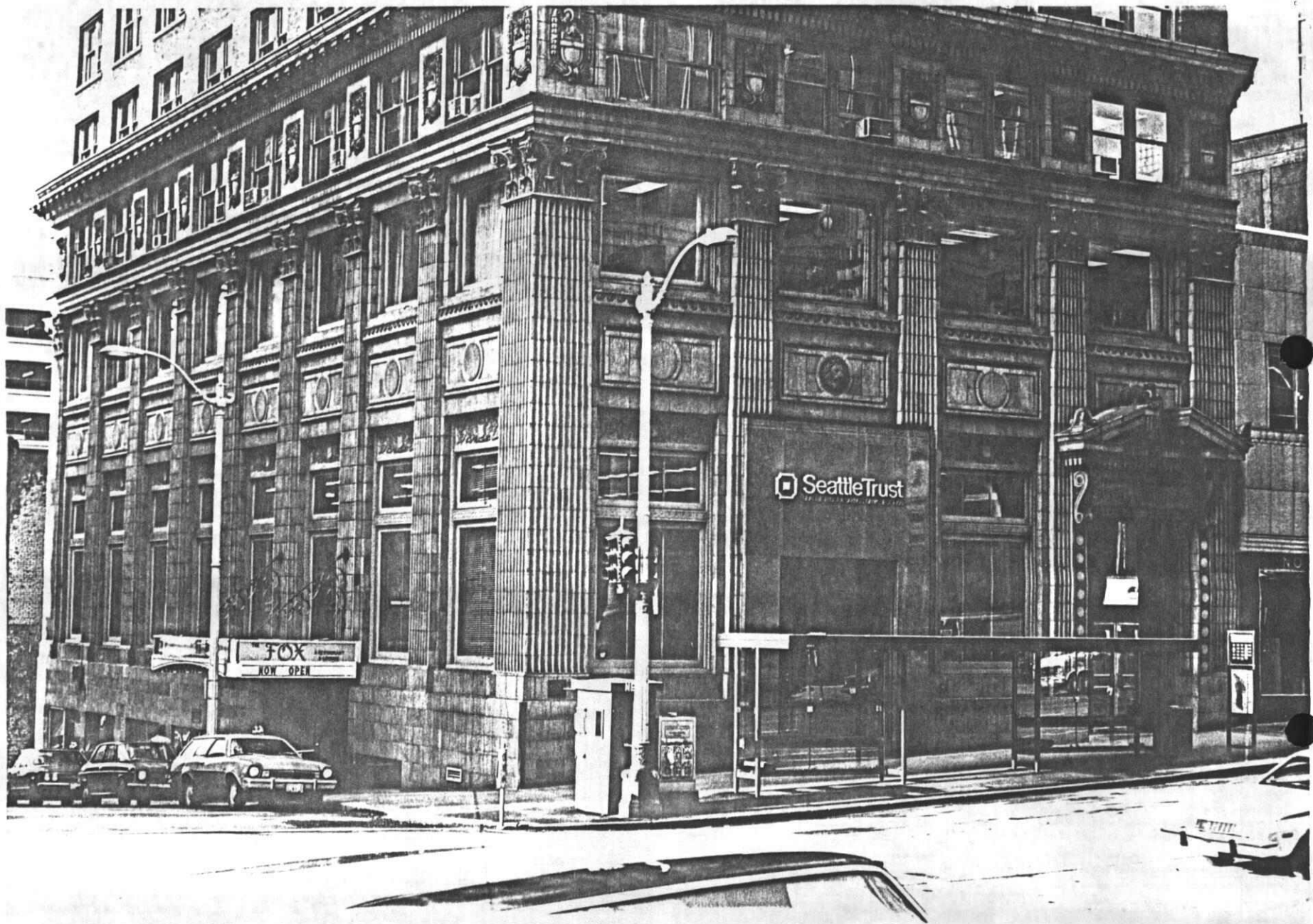
Seattle South
7.5'
Photorevised 1973





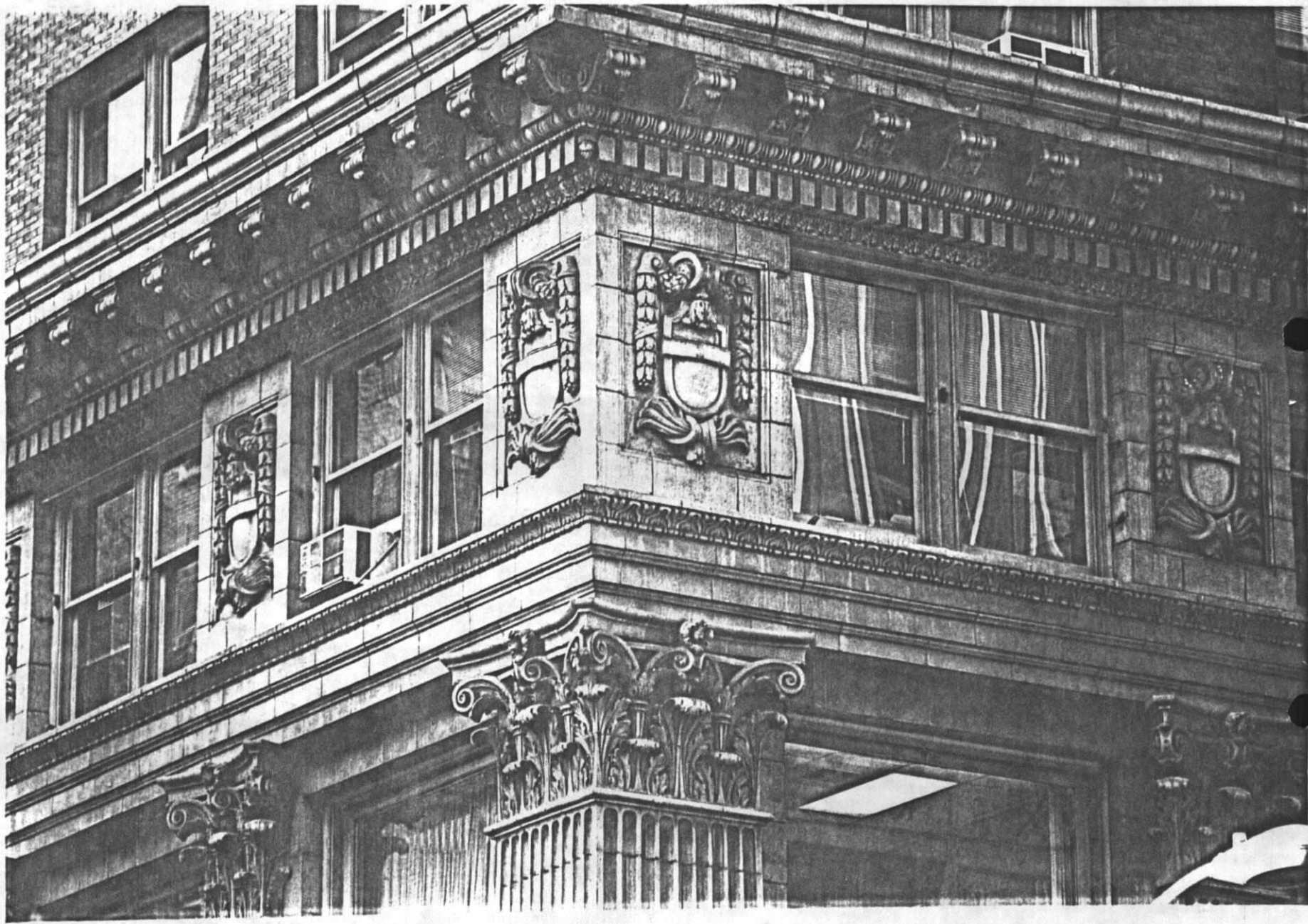
HOGE BUILDING
Seattle, Washington
David Hansen
January 1983
Washington State Office of Archaeology
and Historic Preservation

Looking northwest at intersection of Second
Avenue and Cherry Street.



HOGE BUILDING
Seattle, Washington
David Hansen
January 1983
Washington State Office of Archaeology
and Historic Preservation

Looking northwest at multi-story base.



HOGE BUILDING

Seattle, Washington

David Hansen

January 1983

Washington State Office of Archaeology
and Historic Preservation

Detail of cartouche below intermediate
cornice.



HOGE BUILDING
Seattle, Washington
David Hansen
January 1983

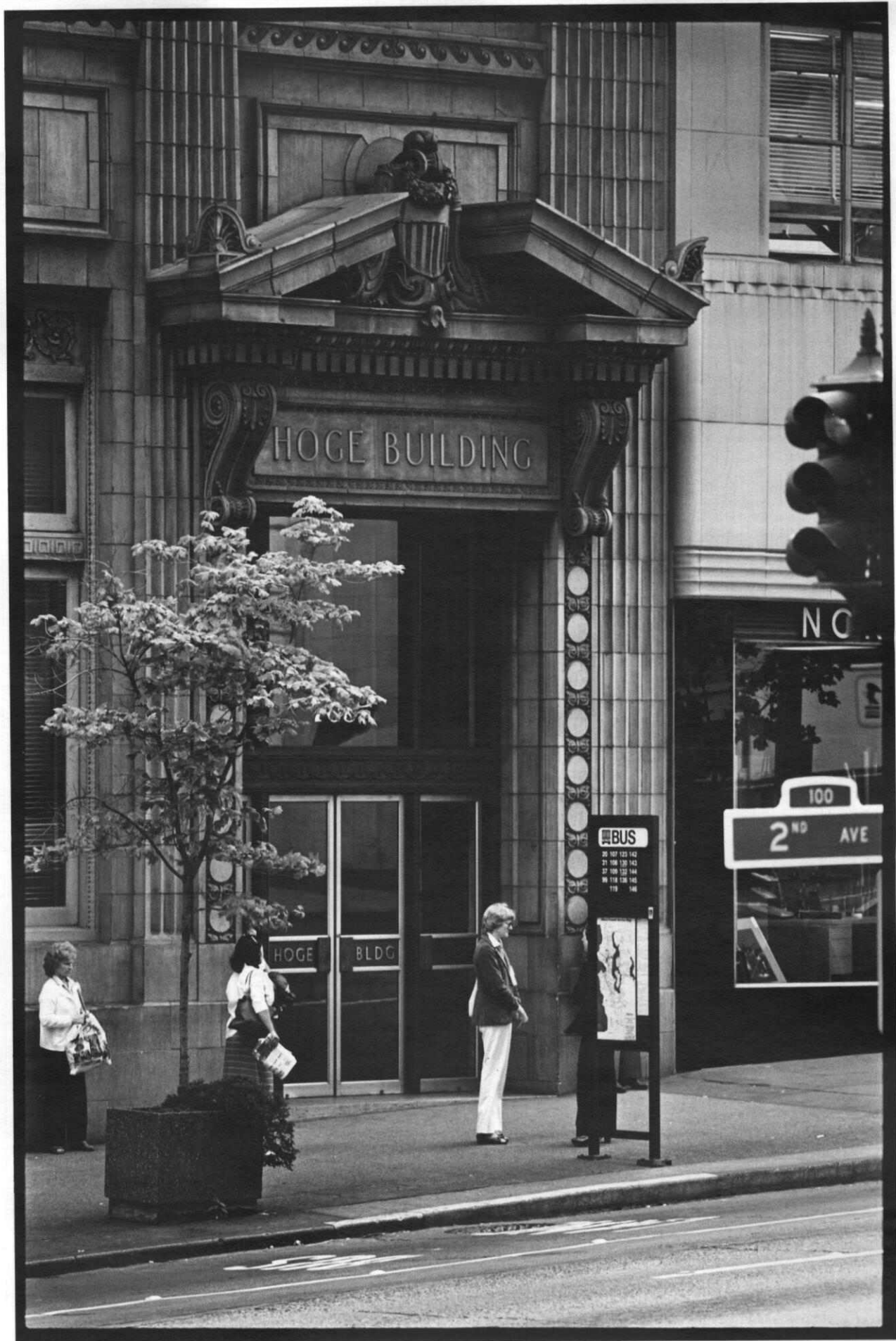
Washington State Office of Archaeology
and Historic Preservation

Detail of lion head figures below upper
cornice.



HOGE BUILDING
705 Second Avenue
Seattle, Washington
Office of Urban Conservation
March, 1982

1 of 2 West Elevation



HOGE BUILDING

HOGE BLDG

BUS

25 107 123 142
71 108 129 142
27 109 123 144
90 118 128 145
119 146

100

2ND AVE

HOGE BUILDING
705 Second Avenue
Seattle, Washington
Office of Urban Conservation
March, 1982

2 of 2 Main Entrance (East Facade)